

2025

AN ARKAN PALM DEVELOPMENT



THE WORLD

WITHIN

205



• Project Location:

- Located Directly On Mehwar Road (Front Facade 1 km)
 - Located Directly On El Bostan Road (Back Facade 1.2 km)
 - Right After Galleria 40 & Before Nile University
-
- Project Proximity :
 - 15 Mins Away from Sphinx Airport
 - 5 Mins Away from Hyper One
 - 1 Min Away from Arkan Plaza
 - 2 Mins Away from Juhayna Square
 - 3 Mins Away from Mall of Arabia
 - 20 Mins Away from The Pyramids and The Grand Museum of Egypt





MED WIND

205 DOWNTOWN

WATERFRONT
RESIDENCE

CANAL WALK

EL BOSTAN ROAD

CANAL WALK
Residence

205 AVENUE

THE QUAD

THE ANGLE

26th OF JULY CORRIDOR

26th OF JULY CORRIDOR



SUNSET





Project Area: Spanning 1 Million SQM

Location: Lies directly along the 26th of July Axis between Galleria 40 and Nile University.

Composition: The project features a mix of uses, with 80% dedicated to administrative, commercial, and medical facilities, while 20% will be residential.

Districts:

- **The Angle: Business Park** that includes 11 Buildings
- **The Quad: 4 Administrative Buildings**
- **Financial District: (16 Buildings)** Banks
- **The Towers: (3 Towers) 42 Floors Each**
- **Three Hotels: Intercontinental, VOCO, Holiday Inn Express**
- **Canal Walk Residents: Serviced Apartments By Crown Plaza IHG Boutique**
- **Luxurious Boutique Administrative Buildings: to be Launched**
- **Medical District: AL SAFA Hospital, Clinics & Medical Center**
- **Downtown: Administrative Buildings and Mixed-use retail**

205 Administrative Products and Availability:



WEST TOWER

Administrative

- G+39
- Small Office: 133 SQM C 134 SQM
- Mid-Office: 168 SQM C 182 SQM
- Big Office: 305 SQM C 311 SQM
- Prices per SQM:
- Small Office: EGP 276,000 EGP /SQM
- Mid-Office: EGP 263,000 /SQM
- Big Office: EGP 254,000 /SQM
- 5%DP over 8 YEARS
- CORE & SHELL



THE QUAD

- **AVG PRICE PER SQM 190K**
- **CORE & SHELL**
- **DELEVERY 3 YEARS**
- **START FROM 139 SQM**
- **10 %DP OVER 6 YEARS**





DOWNTOWN

- **AVG PRICE PER SQM 200K**
- **FULLY FINISHED with AC's**
- **DELEVERY 2 YEARS**
- **START FROM 162 SQM**
- **15%DP OVER 6 YEARS**

205 Residential Products and Availability:





WEST TOWER RESIDENTIAL

- G+39
- FULLY FINISHED
- SERVICED APARTMENTS (INTERCONTINENTAL)
- 1 Bdr: 130 SQM
- 2 Bdrs: 187 SQM
- 3 Bdrs: 320 SQM – 387 SQM
- DELIVERY 4 YEARS
- **Payment Plan**
- **0 % DP EQUAL 6 YEARS (Studio)**
- **10 % DP over 8 years (1&2 Bedrooms)**
- **10% DP over 9 years (3 Bedroom and duplexes)**

Waterfront Residence:

- G+7+Roof
- Ground Floor is Retail
- 219 SQM C 220 SQM
- Average Price per SQM is 133K
- Fully Finished Apartments with AC's.
- 3 Bedrooms (Only Available Now)
- **10% DP, and Rest Over 5 Years.**
- **Delivery: 1 year**



Canal Walk Island:

- G+9
- 109 SQM up to 379 SQM
- Average Price per SQM is 160K
- Fully Finished Serviced Apartment by Crowne plaza
- Apartments, Penthouses , Duplexes
- 1,2 ,3 Bedrooms
- **5% DP, and Rest Over 8 Years**
- **Delivery: 2 Years**



SAFA MED HOSPITAL

The Safa Med Hospital, is set to open in "205" and accordingly provide residents with top-of-the-line medical treatment from the most prominent health care professionals in the field. Moreover, the hospital's surroundings constitute a large expanse of lush greenery, with the aim of providing a pleasant and serene experience for visiting patients. The building is designed with a patient-centric approach which means all aspects of the hospital building and service are there to prioritize the patient's comfort and convenience at each stage of the journey.

 250 Patient Beds

 60 Suites

 10 Operation Rooms

 50 Intensive Care Units





Nexus Clinics

Now launching *Nexus Clinics at 205*

- G=
- Fully finished clinics.
- Spaces from 55 SQM to 180 SQM
- Average prices 220K
- Starting price 14M
- **Payment plan 10% dp over 8 years equal (Limited offer)**
- **Delivery in 4 years.**



PARTNERS & COLLABORATORS

DESIGN PARTNERS:

Gensler



EL GHONEIMI
INTERNATIONAL

CONSULTANT PARTNERS:

SHAKER
CONSULTANCY GROUP



HOSPITALITY AND PROPERTY MANAGEMENT:

IHG HOTELS &
RESORTS



CONSTRUCTION PARTNERS:





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